

Sherwood Manor Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

Prepared by:



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SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2018	SERIES 2023	SERIES 2018	SERIES 2023	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS FUND	LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 243,252	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 243,252
Cash in Transit	-	434,367	-	-	-	-	-	434,367
Due From Other Funds	-	4,386	-	-	174,582	-	-	178,968
Investments:								
Acq. & Construction - Amenity	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	713,981	-	-	713,981
Construction Fund	-	-	-	-	1,875,968	-	-	1,875,968
Reserve Fund	-	473,878	644,750	-	-	-	-	1,118,628
Revenue Fund	-	35,298	69,937	-	-	-	-	105,235
Deposits	119	-	-	-	-	-	-	119
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,772,701	-	17,772,701
Amount Avail In Debt Services	-	-	-	-	-	-	2,130,797	2,130,797
Amount To Be Provided	-	-	-	-	-	-	25,583,440	25,583,440
TOTAL ASSETS	\$ 243,371	\$ 947,929	\$ 714,687	\$ 1	\$ 2,764,531	\$ 17,772,701	\$ 27,714,237	\$ 50,157,457

LIABILITIES

Accounts Payable	\$ 59,959	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 59,959
Bonds Payable	-	-	-	-	-	-	18,334,238	18,334,238
Bonds Payable - Series 2023	-	-	-	-	-	-	9,380,000	9,380,000
Due To Other Funds	4,386	-	174,582	-	-	-	-	178,968
TOTAL LIABILITIES	64,345	-	174,582	-	-	-	27,714,238	27,953,165

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2018 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2018 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	947,929	540,105	-	-	-	-	1,488,034
Capital Projects	-	-	-	1	2,764,531	-	-	2,764,532
Unassigned:	179,026	-	-	-	-	17,772,701	(1)	17,951,726
TOTAL FUND BALANCES	179,026	947,929	540,105	1	2,764,531	17,772,701	(1)	22,204,292
TOTAL LIABILITIES & FUND BALANCES	\$ 243,371	\$ 947,929	\$ 714,687	\$ 1	\$ 2,764,531	\$ 17,772,701	\$ 27,714,237	\$ 50,157,457

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	294,916	255,033	(39,883)	86.48%
Special Assmnts- CDD Collected	411,142	117,676	(293,466)	28.62%
Other Miscellaneous Revenues	-	50	50	0.00%
TOTAL REVENUES	706,058	372,759	(333,299)	52.79%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Trustee Fees	8,200	4,041	4,159	49.28%
Disclosure Report	8,400	1,050	7,350	12.50%
District Counsel	7,500	5,728	1,772	76.37%
District Engineer	4,000	1,008	2,992	25.20%
District Manager	30,000	7,500	22,500	25.00%
Accounting Services	8,200	-	8,200	0.00%
Auditing Services	6,200	-	6,200	0.00%
Website Compliance	1,500	750	750	50.00%
Email Hosting Vendor	600	-	600	0.00%
Postage, Phone, Faxes, Copies	500	28	472	5.60%
Public Officials Insurance	2,700	2,788	(88)	103.26%
Legal Advertising	3,000	-	3,000	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	375	1,125	25.00%
Dues, Licenses, Subscriptions	500	599	(99)	119.80%
Total Administration	95,050	25,867	69,183	27.21%
<u>Utility Services</u>				
Utility - Electric	100,000	18,521	81,479	18.52%
Total Utility Services	100,000	18,521	81,479	18.52%

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Pool Maintenance	2,000	1,255	745	62.75%
Waterway Management	15,000	11,419	3,581	76.13%
Field Manager	12,000	3,000	9,000	25.00%
Amenity Center Cleaning & Supplies	9,300	2,085	7,215	22.42%
Contracts-Pools	13,200	1,050	12,150	7.95%
Contracts - Landscape	175,000	25,905	149,095	14.80%
Amenity Center Pest Control	2,000	-	2,000	0.00%
Onsite Staff	66,708	-	66,708	0.00%
Security Monitoring Services	1,500	567	933	37.80%
Telephone, Cable & Internet Service	1,800	-	1,800	0.00%
Utility - Water	4,500	5,323	(823)	118.29%
Insurance - General Liability	30,000	10,783	19,217	35.94%
Insurance Deductible	2,500	3,294	(794)	131.76%
R&M-Other Reserves	50,000	-	50,000	0.00%
R&M-Wetland Monitoring	20,000	-	20,000	0.00%
R&M-Wetland	16,000	-	16,000	0.00%
Amenity Maintenance & Repairs	40,000	1,090	38,910	2.73%
R&M-Monument, Entrance & Wall	7,500	766	6,734	10.21%
Plant Replacement Program	5,000	-	5,000	0.00%
Mulch & Tree Trimming	14,000	-	14,000	0.00%
Garbage Collection	5,000	-	5,000	0.00%
Irrigation Maintenance	3,500	-	3,500	0.00%
Entry System-Key Fob	2,500	-	2,500	0.00%
Total Other Physical Environment	511,008	66,537	444,471	13.02%
TOTAL EXPENDITURES	706,058	110,925	595,133	15.71%
Excess (deficiency) of revenues				
Over (under) expenditures	-	261,834	261,834	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(82,808)		
FUND BALANCE, ENDING		\$ 179,026		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
Series 2018 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 9,231	\$ 9,231	0.00%
Special Assmnts- Tax Collector	507,390	438,775	(68,615)	86.48%
Special Assmnts- CDD Collected	123,373	119,770	(3,603)	97.08%
TOTAL REVENUES	630,763	567,776	(62,987)	90.01%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	175,000	170,000	5,000	97.14%
Interest Expense	455,763	229,581	226,182	50.37%
Total Debt Service	630,763	399,581	231,182	63.35%
TOTAL EXPENDITURES	630,763	399,581	231,182	63.35%
Excess (deficiency) of revenues				
Over (under) expenditures	-	168,195	168,195	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		779,734		
FUND BALANCE, ENDING		\$ 947,929		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
Series 2023 Debt Service Fund (201)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,261	\$ 10,261	0.00%
Special Assmnts- CDD Collected	647,638	128,342	(519,296)	19.82%
TOTAL REVENUES	647,638	138,603	(509,035)	21.40%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	135,000	-	135,000	0.00%
Interest Expense	512,638	256,319	256,319	50.00%
Total Debt Service	647,638	256,319	391,319	39.58%
TOTAL EXPENDITURES	647,638	256,319	391,319	39.58%
Excess (deficiency) of revenues Over (under) expenditures	-	(117,716)	(117,716)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		657,821		
FUND BALANCE, ENDING		\$ 540,105		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
Series 2018 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1		
FUND BALANCE, ENDING		<u>\$ 1</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
Series 2023 Capital Projects Fund (301)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 52,096	\$ 52,096	0.00%
TOTAL REVENUES	-	52,096	52,096	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,307,043	(1,307,043)	0.00%
Total Construction In Progress	-	1,307,043	(1,307,043)	0.00%
TOTAL EXPENDITURES	-	1,307,043	(1,307,043)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,254,947)	(1,254,947)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,019,478		
FUND BALANCE, ENDING		\$ 2,764,531		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		17,772,701		
FUND BALANCE, ENDING		<u>\$ 17,772,701</u>		

SHERWOOD MANOR COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2023
General Long-Term Debt Fund (950)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(1)		
FUND BALANCE, ENDING		<u>\$ (1)</u>		

SHERWOOD MANOR CDD

Bank Reconciliation

Bank Account No. 9155 TRUIST - GF Operating
 Statement No. 12-23
 Statement Date 12/31/2023

G/L Balance (LCY)	243,251.69	Statement Balance	694,060.79
G/L Balance	243,251.69	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	694,060.79
Subtotal	243,251.69	Outstanding Checks	450,809.10
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	243,251.69	Ending Balance	243,251.69
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
11/3/2023	Payment	748	RYAN MOTKO	200.00	200.00	0.00
11/8/2023	Payment	764	RYAN MOTKO	200.00	200.00	0.00
11/22/2023	Payment	768	ACTION SECURITY, INC	125.00	125.00	0.00
11/22/2023	Payment	769	CARSON'S LAWN &	8,635.00	8,635.00	0.00
11/22/2023	Payment	773	SHERWOOD MANOR CDD	4,408.16	4,408.16	0.00
11/22/2023	Payment	775	US BANK	4,040.63	4,040.63	0.00
12/20/2023	Payment	777	ACTION SECURITY, INC	125.00	125.00	0.00
12/20/2023	Payment	778	ALBERTO VIERA	200.00	200.00	0.00
12/20/2023	Payment	779	CARLOS DE LA OSSA	200.00	200.00	0.00
12/20/2023	Payment	780	CARSON'S LAWN &	8,635.00	8,635.00	0.00
12/20/2023	Payment	781	CORLIN SERVICES LLC	349.97	349.97	0.00
12/20/2023	Payment	783	FIRST CHOICE AQUATIC	748.00	748.00	0.00
12/20/2023	Payment	785	KYLE SMITH	200.00	200.00	0.00
12/20/2023	Payment	789	SPEAREM ENTERPRISES	635.00	635.00	0.00
12/27/2023	Payment	DD122	Payment of Invoice 000785	6,128.95	6,128.95	0.00
Total Checks				34,830.71	34,830.71	0.00
Deposits						
12/5/2023		JE000251	TAX COLLECTOR PYMNT - DEC 2023	G/L Ac 24,628.67	24,628.67	0.00
12/7/2023		JE000252	TAX COLLECTOR PYMNT - DEC 2023	G/L Ac 602,239.53	602,239.53	0.00
12/15/2023		JE000297	Tax Revenue/ Debt Service	G/L Ac 42,311.17	42,311.17	0.00
Total Deposits				669,179.37	669,179.37	0.00
Outstanding Checks						
12/20/2023	Payment	782	ECO-LOGIC SERVICES LLC	6,825.00	0.00	6,825.00
12/20/2023	Payment	784	INFRAMARK LLC	7,962.18	0.00	7,962.18
12/20/2023	Payment	786	NICHOLAS J. DISTER	200.00	0.00	200.00
12/20/2023	Payment	787	RYAN MOTKO	200.00	0.00	200.00
12/20/2023	Payment	788	SHERWOOD MANOR CDD	434,366.80	0.00	434,366.80
12/20/2023	Payment	790	ZEBRA CLEANING TEAM	1,255.12	0.00	1,255.12

SHERWOOD MANOR CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	450,809.10		450,809.10